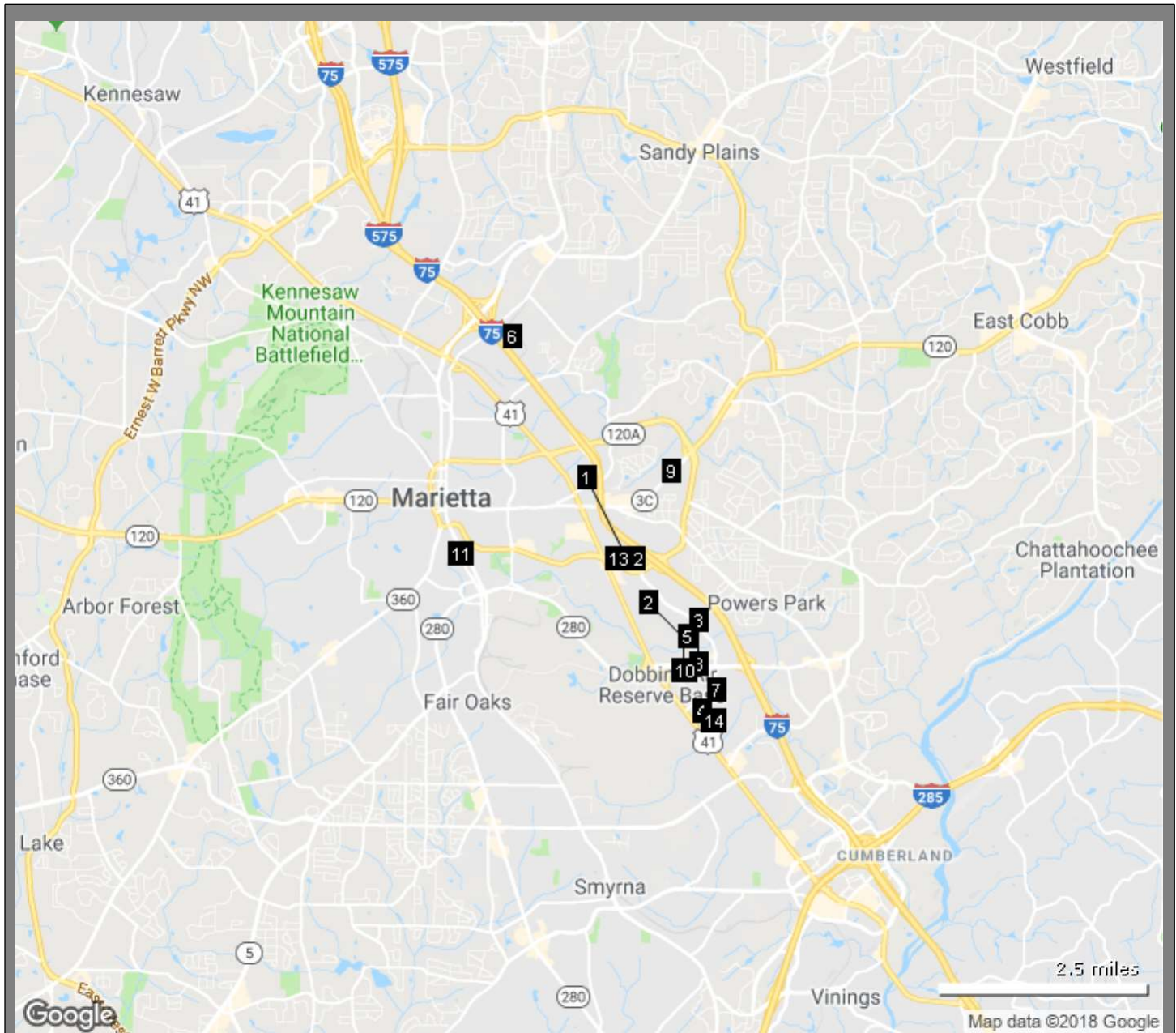


Available Flex Space - Over 10,000 SF



| | Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|---|----------------------------|----------|----------------------------------|---------------|-------------|------------|
| 1 | 1429 Lucile Ave SE | Marietta | Class B Flex | 36,374 SF | 27,555 SF | Withheld |
| 2 | 840 Franklin Ct SE | Marietta | Class B Flex | 35,417 SF | 26,417 SF | Withheld |
| 3 | 885 Franklin Rd | Marietta | Class B Flex | 26,985 SF | 18,439 SF | Withheld |
| 4 | 1633 Sands Pl SE | Marietta | Class C Flex | 51,716 SF | 15,200 SF | \$6.50 |
| 5 | 830 Franklin Ct SE | Marietta | Class B Flex | 14,186 SF | 14,186 SF | Withheld |
| 6 | 1190 Atlanta Industrial Dr | Marietta | Class C Flex/Light Manufacturing | 14,080 SF | 14,080 SF | \$7.90 |
| 7 | 2270 Northwest Pky | Marietta | Class B Flex | 60,985 SF | 13,924 SF | Withheld |
| 8 | 877 Franklin Rd SE | Marietta | Class B Flex | 51,595 SF | 13,545 SF | Withheld |




Available Flex Space - Over 10,000 SF

| | Address | City | Property Type | Property Size | Space Avail | Rent/SF/Yr |
|-----------|-------------------------|----------|-----------------------|---------------|-------------|------------|
| 9 | 1765 Roswell Rd | Marietta | Class C Flex/Showroom | 13,000 SF | 13,000 SF | \$8.00 |
| 10 | 811 Livingston Ct SE | Marietta | Class B Flex | 20,780 SF | 11,870 SF | Withheld |
| 11 | 598 W Atlanta St SE | Marietta | Class B Flex | 11,088 SF | 11,088 SF | \$5.50 |
| 12 | 400 Franklin Gateway SE | Marietta | Class B Flex | 31,417 SF | 10,932 SF | \$10.50 |
| 13 | 1395 S Marietta Pky SE | Marietta | Class C Flex | 31,710 SF | 10,508 SF | \$10.50 |
| 14 | 1705 Enterprise Way | Marietta | Class B Flex | 37,930 SF | 10,200 SF | Withheld |



Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------|------------------------------------|------------------------------------------------------|-----------------------------|----------------------------|
|  <p>1429 Lucile Ave SE American Business Center Bldg 900 Marietta, GA 30067</p> | 27,555 SF Not For Sale | -/mg 1 | 36,374 SF 2.37 AC | 14'0" 4 - 8'0"w x 10'0"h | 3 ext None | None None |
| Expenses: 2010 Tax @ \$0.21/sf, 2012 Est Tax @ \$0.40/sf; 2010 Ops @ \$1.29/sf, 2012 Est Ops @ \$1.12/sf Parking: 96 free Surface Spaces are available; Ratio of 2.47/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City | | | | Power: 220a/208v 3p Rail Line: None | | |
| Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 / Jim Bennett (678) 298-3060 -- 27,555 SF (4,306-23,249 SF) | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|---------------|--------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 910 | Office/Direct | The Simpson Organization | 23,249 N | 27,555 | \$10.50/mg | 30 Days | Negotiable | - | - |
| P 1st | 904 | Office/Direct | The Simpson Organization | 4,306 N | 27,555 | \$10.50/mg | Vacant | Negotiable | - | - |

Building Notes

12/30/99: American Business Center 1395 South Marietta Parkway totaling 363,612 square feet in eleven building sold as a package deal. The buildings are 100, 200, 250, 300, 400, 500, 600, 700, 750, 800 and 900. The buyer was represented by Urdang & Associates R.E. Advisors. The sellers represented themselves.

Near 120 Loop and I-75.



Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|------------------------------------|-------------------------------------------|------------------------------|----------------------------|
| 840 Franklin Ct SE Franklin Forest Marietta, GA 30067 | 26,417 SF Not For Sale | Withheld 1 | 35,417 SF 2.49 AC | 12'0" 1 - 7'0"w x 10'0"h | 7 ext 1 ext | None None |
| Expenses: 2017 Tax @ \$0.17/sf; 2016 Ops @ \$1.88/sf Parking: 100 free Surface Spaces are available; Ratio of 2.82/1,000 SF Utilities: - Power: - Rail Line: None | | | | | | |
| Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 -- 26,417 SF (18,000-26,417 SF) | | | | | | |



| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|---------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | | Flex/Direct | Cushman & Wakefield | 18,000-26,417 | 26,417 | Withheld | Vacant | Negotiable | - | - |

Building Notes

Immediate Access to Cobb Galleria Via I-75, I-285, and Cobb Parkway
 Opportunity Zone Tax Credits Available
 Atlanta Hartsfield Jackson International Airport, 25 Miles
 Attractive Business Park Setting
 Office, Flex and Office/Warehouse Availabilities



Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------|-------------------------------------|------------------------------------------|-----------------------------|----------------------------|
| 885 Franklin Rd Franklin Oaks Bldg 300 Marietta, GA 30067 | 18,439 SF / 10,498 ofc Not For Sale | Withheld/nnn 1 | 26,985 SF 13.46 AC | 14'0" 4 - 7'0"w x 9'0"h | 3 ext None | None None |
| Expenses: 2014 Tax @ \$0.81/sf; 2014 Ops @ \$1.10/sf Parking: 108 free Surface Spaces are available; Ratio of 4.00/1,000 SF Utilities: - Power: - Rail Line: - | | | | | | |
| Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 / Boris Garbuz (404) 682-3418 -- 10,941 SF /10,498 ofc (10,941 SF) | | | | | | |



| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|--------------------------------------------------------------|------|-------------|---------------------|--------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 330 | Flex/Direct | Cushman & Wakefield | 10,941/3,000 ofc N | 10,941 | Withheld | Vacant | Negotiable | 12 | 12 |
| 3,000 SF of office 14' minimum clear height 3 drive in doors | | | | | | | | | | |

Building Notes

Gateway Oaks is located near Sun Trust Park / Battery Atlanta, next door to the newly constructed Atlanta United Training facility and the newly announced IKEA location.
 Grade level loading with service doors at each bay. 40' bay Spacing. Rear loading facility. 80' Bay Depth. Near Interstate 285, 75, 575, and Highway 41.




Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------|--------------------------|------------------------------------------|----------------------|--------------------|
|  <p>1633 Sands PI SE Marietta, GA 30067</p> | 15,200 SF Not For Sale | \$6.50/nnn 1 | 51,716 SF 5 AC | 18'0"-20'0" 2 - 8'0"w x 10'0"h | 2 ext None | None Yes |
| <p>Expenses: 2017 Tax @ \$0.11/sf Parking: 110 free Surface Spaces are available; Ratio of 1.45/1,000 SF Utilities: Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: SVN / J.Matthew J. Levin (770) 209-1700 Leasing Company: SVN / Matthew J. Levin (770) 209-1700 -- 15,200 SF (15,200 SF)</p> | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|-----------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | | Flex/Direct | SVN | 15,200 N | 15,200 | \$6.50/nnn | Vacant | Negotiable | - | - |

Signage is possible on the entrance monument sign. The space can be re-configured for office warehouse space with dock high or drive in . 100% HVAC.

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|-----------------------------|------------------------------------|---------------------|---------------------|
|  <p>830 Franklin Ct SE Franklin Forest Marietta, GA 30067</p> | 14,186 SF Not For Sale | - 1 | 14,186 SF 7.26 AC | 14'0" 3 - 8'0"w x 10'0"h | None - | None None |
| <p>Expenses: 2011 Tax @ \$0.77/sf; 2016 Ops @ \$1.87/sf Parking: 40 free Surface Spaces are available; Ratio of 2.82/1,000 SF Utilities: -</p> <p>Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 -- 14,186 SF (14,186 SF)</p> | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|---------------|---------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| E 1st | | Office/Direct | Cushman & Wakefield | 14,186 N | 14,186 | Withheld | Vacant | Negotiable | - | 3 |



Available Flex Space - Over 10,000 SF

Building Notes

Immediate Access to Cobb Galleria Via I-75, I-285, and Cobb Parkway
 Opportunity Zone Tax Credits Available
 Atlanta Hartsfield Jackson International Airport, 25 Miles
 Attractive Business Park Setting
 Office, Flex and Office/Warehouse Availabilities

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|----------------------------|---------------------------|--------------------|----------|--------------------------|------------------|-----------------|
|----------------------------|---------------------------|--------------------|----------|--------------------------|------------------|-----------------|

| | | | | | | |
|--------------------------------------------------|---------------------------------------|----------------|----------------------|------------|----------------|--------------|
| 1190 Atlanta Industrial Dr Marietta, GA 30066 | 14,080 SF / 5,500 ofc Not For Sale | \$7.90/mg 1 | 14,080 SF 3.10 AC | 16'0" - | 2 ext 1 ext | None None |
|--------------------------------------------------|---------------------------------------|----------------|----------------------|------------|----------------|--------------|



Expenses: -
 Parking: **Free Surface Spaces**
 Utilities: -

Power: **Heavy**
 Rail Line: **None**

Landlord Rep: **King Industrial Realty Inc/CORFAC International / Robert Graham (404) 942-2051 / Brandon Huft (404) 942-2009 -- 14,080 SF /5,500 ofc (14,080 SF)**

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|-------------------------------------------------|--------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | | Flex/Direct | King Industrial Realty Inc/CORFAC International | 14,080/5,500 ofc N | 14,080 | \$7.90/mg | Vacant | Negotiable | 2 | - |

Free Standing Office/Lab/Warehouse; 10,500 SF Office/Lab; 2 DH Doors; Heavy Power



Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-------------------------------|------------------------------------|------------------------------------------|------------------------------|----------------------------|
|  <p>2270 Northwest Pky Northwest Business Center Northwest Business Center Marietta, GA 30067</p> <p>Expenses: 2017 Tax @ \$0.11/sf; 2015 Ops @ \$1.15/sf Parking: 213 free Surface Spaces are available; Ratio of 2.00/1,000 SF Utilities: -</p> <p>Landlord Rep: Avistone, LLC / Mary Turner (404) 480-4558 Sublet Contact: JLL / Rachel Miller (404) 995-2382 Joey Kline (404) 995-7427 Gannon Shepherd (404) 995-2429 -- 13,924 SF (13,924 SF)</p> | 13,924 SF Not For Sale | Withheld/n 2 | 60,985 SF 4.45 AC | 22'0" 3 - 8'0"w x 9'0"h | 10 ext None | None None |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|-----------------|------------------|-----------|------------|-----------|---------------|-------|-----------|
| P 1st | | Flex/Sublet | JLL | 13,924 N | 13,924 | \$8.50/n | Vacant | Thru Jan 2022 | - | - |

Office & Warehouse Space Located in Marietta Opportunity Zone Term through January 2022 5 Drive-In Doors Fitness Center in Suite \$8.50/SF Net of Electric & Janitorial


Building Notes

Well located at Delk Road & Franklin Road off I-75.

ALL PROPERTIES IN NEWMARKET/NORTHWEST ARE NOW IN THE MARIETTA OPPORTUNITY ZONE!



Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------|---------------------------------------------|-----------------------------------|-----------------------------------|---------------------------------|
|  <p>877 Franklin Rd SE Franklin Oaks Bldg 200 Marietta, GA 30067</p> | <p>13,545 SF / 13,545 ofc Not For Sale</p> | <p>Withheld 1</p> | <p>51,595 SF 13.46 AC</p> | <p>14'0" 11</p> | <p>12 ext -</p> | <p>- None</p> |
| <p>Expenses: 2012 Tax @ \$0.79/sf; 2012 Ops @ \$1.26/sf Parking: 206 free Surface Spaces are available; Ratio of 4.00/1,000 SF Utilities: - Power: - Rail Line: -</p> | | | | | | |
| <p>Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 / Boris Garbuz (404) 682-3418 -- 10,705 SF /13,545 ofc (10,705 SF)</p> | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|----------------------------------------------------------------------------------|------|-------------------|---------------------|---------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 203 | Industrial/Direct | Cushman & Wakefield | 10,705/10,705 ofc N | 10,705 | Withheld | Vacant | Negotiable | 12 | 11 |
| <p>100% office BTS office 14' minimum clear height 1 potential drive in door</p> | | | | | | | | | | |

Building Notes

Gateway Oaks is located near Sun Trust Park / Battery Atlanta, next door to the newly constructed Atlanta United Training facility and the newly announced IKEA location.

Grade level loading with service doors at each bay. 40' bay Spacing. Rear loading facility. 80' Bay Depth. Near Interstate 285, 75, 575, and Highway 41.


Ceiling Height: 14'
 Building Depth: 80'
 Bay Size: 40x80



Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------|------------------------------------|--------------------------|------------------|-----------------|
|  <p>1765 Roswell Rd Marietta, GA 30062</p> | 13,000 SF For Sale - Active | \$8.00/mg 1 | 13,000 SF 0.98 AC | - 1 | None - | - - |
| <p>Expenses: 2017 Tax @ \$0.16/sf Parking: 25 free Surface Spaces are available; Ratio of 1.92/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Lee & Associates Commercial Real Estate Services / Doug Brown (404) 442-2853 -- 13,000 SF (13,000 SF)</p> | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|--------------------------------------------------|------------------|-----------|------------|-----------|---------|-------|-----------|
| E 1st | | Flex/Direct | Lee & Associates Commercial Real Estate Services | 13,000 N | 13,000 | \$8.00/mg | Vacant | 3-5 yrs | - | - |
| <p>25 parking spaces, high traffic location, great signage and frontage - one mile from the "Big Chicken". Office, Conference room, warehouse, shop, large showroom perfect for office, distribution, flooring store, interior design, equipment dealer, call center, industrial business, etc.</p> | | | | | | | | | | |

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------|-----------------------|---------------------------------------------|------------------|----------------------------|
|  <p>811 Livingston Ct SE Franklin Forest Phase I Marietta, GA 30067</p> | 11,870 SF Not For Sale | Withheld 1 | 20,780 SF - | 14'0" 3 - 8'0" w x 10'0" h | None - | None None |
| <p>Expenses: 2011 Tax @ \$0.69/sf; 2011 Ops @ \$0.97/sf Parking: 100 free Surface Spaces are available; Ratio of 3.00/1,000 SF Utilities: -</p> <p>Power: - Rail Line: -</p> <p>Landlord Rep: Cushman & Wakefield / A.Tara A. Healy (404) 875-1000 / Pat Murphy (404) 875-1000 -- 11,870 SF (11,870 SF)</p> | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|----------|-----------------|------------------|-----------|------------|-----------|------|-------|-----------|
| | | | | | | | | | | |



Available Flex Space - Over 10,000 SF

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|---------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | B | Flex/Direct | Cushman & Wakefield | 11,870 N | 11,870 | Withheld | Vacant | Negotiable | - | - |

Former lab space

Building Notes

Immediate Access to Cobb Galleria Via I-75, I-285, and Cobb Parkway
 Opportunity Zone Tax Credits Available
 Atlanta Hartsfield Jackson International Airport, 25 Miles
 Attractive Business Park Setting
 Office, Flex and Office/Warehouse Availabilities

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

598 W Atlanta St SE
 Marietta, GA 30060

11,088 SF / 4,400 ofc
For Sale at \$1,000,000
(\$90.19/SF) - Active

\$5.50/mg
1

11,088 SF
2.01 AC

18'0"
5 - 6'0" w x 14'0" h

None
-

None
-



Expenses: **2017 Tax @ \$0.16/sf**
 Parking: **30 free Surface Spaces are available; Ratio of 2.70/1,000 SF**
 Utilities: -

Power: -
 Rail Line: **None**


Landlord Rep: **King Industrial Realty Inc/CORFAC International / Neal Shiver (404) 942-2046 / Edward Smith (404) 942-2082 -- 11,088 SF /4,400 ofc (7,088-11,088 SF)**

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|-------------------------------------------------|------------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | | Flex/Direct | King Industrial Realty Inc/CORFAC International | 7,088-11,088/4,400 ofc | 11,088 | \$5.50/mg | 30 Days | Negotiable | - | - |

• 4,400+/- SF Office Space • 5 Drive-In Doors • 3 Phase Power • 18' Ceiling Height • Abundant Parking • Great Retail or Service Property • Frontage on 3 Streets




Available Flex Space - Over 10,000 SF

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------|-----------------------|------------------------------------|------------------|---------------------|
|  <p>400 Franklin Gateway SE Cobb Corporate Center Bldg 400 Marietta, GA 30067</p> | 10,932 SF Not For Sale | \$10.50/nnn 1 | 31,417 SF - | 14'0" 4 - 8'0"w x 10'0"h | None - | None None |
| Expenses: 2013 Tax @ \$0.55/sf, 2010 Est Tax @ \$0.55/sf; 2013 Ops @ \$1.19/sf, 2010 Est Ops @ \$0.55/sf | | Power: 300a 3p | | Rail Line: None | | |
| Parking: 130 free Surface Spaces are available; Ratio of 4.00/1,000 SF | | Utilities: Gas - Natural, Heating - Electric, Sewer - City, Water - City | | | | |
| Landlord Rep: Lincoln Property Company / Matt Davis (404) 266-7600 / Matt Fergus (404) 990-4227 -- 10,932 SF (3,523-7,409 SF) | | | | | | |

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|--------------------------|------------------|-----------|-------------|-----------|------------|-------|-----------|
| P 1st | 250 | Flex/Direct | Lincoln Property Company | 3,523 N | 10,932 | \$10.50/nnn | Vacant | Negotiable | - | - |
| P 1st | 260 | Flex/Direct | Lincoln Property Company | 7,409 N | 10,932 | \$10.50/nnn | Vacant | Negotiable | - | - |

Building Notes

Near 120 loop and I-75.

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------------------------------------------------|-----------------------------|------------------------------------|------------------|---------------------|
|  <p>1395 S Marietta Pky SE American Business Center Bldg 600 Marietta, GA 30067</p> | 10,508 SF Not For Sale | \$10.50/mg 1 | 31,710 SF 2.61 AC | 15'0" 3 - 8'0"w x 10'0"h | None - | None None |
| Expenses: 2017 Tax @ \$0.10/sf, 2012 Est Tax @ \$0.17/sf; 2013 Ops @ \$1.38/sf, 2012 Est Ops @ \$1.12/sf | | Power: 220a/208v 3p | | Rail Line: None | | |
| Parking: 56 free Surface Spaces are available; Ratio of 1.92/1,000 SF | | Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City | | | | |
| Landlord Rep: The Simpson Organization / Clayton Gunter (404) 872-3990 -- 10,508 SF (10,508 SF) | | | | | | |



Available Flex Space - Over 10,000 SF

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|-------------|--------------------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 608 | Flex/Direct | The Simpson Organization | 10,508 N | 10,508 | \$10.50/mg | 30 Days | Negotiable | - | - |

Building Notes

12/30/99: American Business Center 1395 South Marietta Parkway totaling 363,612 square feet in eleven building sold as a package deal. The buildings are 100, 200, 250, 300, 400, 500, 600, 700, 750, 800 and 900. The buyer was represented by Urdang & Associates R.E. Advisors. The sellers represented themselves.

Near 120 Loop and I-75.

| Address Building/Park Name | SF Avail For Sale (\$/SF) | Rent/SF/Yr Stories | RBA Land | Ceiling Height Drive Ins | Docks Levelators | Crane Sprinkler |
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|
|-------------------------------|------------------------------|-----------------------|-------------|-----------------------------|---------------------|--------------------|

1705 Enterprise Way
Marietta, GA 30067

10,200 SF
Not For Sale

Withheld
1

37,930 SF
1.25 AC

14'0"-18'0"
8 - 8'0" w x 10'0" h

None
-

None
Yes



Expenses: **2017 Tax @ \$0.11/sf, 2012 Est Tax @ \$0.15/sf; 2012 Est Ops @ \$1.50/sf** Power: **208v 3p**
 Parking: **110 free Surface Spaces are available; Ratio of 2.90/1,000 SF** Rail Line: **None**
 Utilities: -

Landlord Rep: **Ackerman & Co. / Jimmy Stevens (770) 913-3983 -- 10,200 SF (4,200-6,000 SF)**

| Floor | Unit | Use/Type | Leasing Company | SF Avail/Divide? | Bldg Cntg | Rent/SF/YR | Occupancy | Term | Docks | Drive-Ins |
|-------|------|---------------|-----------------|------------------|-----------|------------|-----------|------------|-------|-----------|
| P 1st | 105 | Office/Direct | Ackerman & Co. | 4,200 N | 10,200 | Withheld | Vacant | Negotiable | - | - |

The 4,200 sf and 6,000 sf can be combined for 10,200 sf. **HIGHLIGHTS:** Located on Hwy 41 near Dobbins Air Force Base Easy access to I-75 and I-285 Brick and block construction Drive-in doors 50% office layout and 50% open layout with a drive in door drop ceiling with HVAC but can be converted back to warehouse \$2.25SF for operating Expenses

| | | | | | | | | | | |
|-------|-----|-------------|----------------|---------|--------|----------|--------|------------|---|---|
| P 1st | 102 | Flex/Direct | Ackerman & Co. | 6,000 N | 10,200 | Withheld | Vacant | Negotiable | - | 1 |
|-------|-----|-------------|----------------|---------|--------|----------|--------|------------|---|---|

The 4,200 sf and 6,000 sf can be combined for 10,200 sf. 90% office with a small warehouse and drive in door \$2.25SF for operating Expenses

Building Notes

1705 Enterprise is a masonry and glass single-story property with a pitched roof. The building, built as flex space, is now 90% office space with the balance used as storage space, very quiet. There is adequate parking at the front and an additional paved area at the rear. This office has front and rear entry, nice level of trim with two restrooms, 4 private offices, conference room, central area and reception. Common areas are well maintained with attractive landscaping.

